

1.0 KEY FUND INFORMATION

1.1 Shariah Concept

Mudarabah & Hibah

1.2 Investment Currency

Ringgit Malaysia

1.3 Fund Inception

June 2015

1.4 Product Classification

An Unrestricted Investment Account (UA) is an investment account where the Investment Account Holder (IAH), without imposing any specific restrictions or conditions, authorizes the Bank to make investment decisions on their behalf.

1.5 Investment Objective

To provide a low-risk investment account that promotes disciplined savings while offering IAHs opportunities to win prizes through monthly and quarterly draws. The list of winners is available on Bank Islam's website at www.bankislam.com.

1.6 Investment Strategy

The fund is invested in secured retail financial assets to support capital preservation and stable returns. Currently, the fund is allocated to the Bank's House & Fixed Asset (HFA) Financing portfolio which aims to maintain portfolio stability and generate consistent returns over the long term.

1.7 Nature of Investment Account

This is an on-demand investment account, allowing IAHs to withdraw funds at any time.

1.8 Investment Asset Allocation

IAH's funds are allocated to the Bank's existing HFA Financing portfolio to support the generation of stable returns.

1.9 Valuation of Allocated Assets

Asset valuation is conducted on a monthly basis to determine the returns to be distributed to IAHs.

Returns are influenced by:

- Performance of allocated assets
- Asset quality (namely, impairment levels)
- Movements in the Effective Profit Rates (EPR)

The principal and returns are not guaranteed, and IAHs may be exposed to the risk of no returns.

This investment account is not protected by Perbadanan Insurans Deposit Malaysia (PIDM). However, the product structure is designed to mitigate the risk of capital loss. In the event of liquidation, IAHs rank ahead of depositors.

1.10 Distribution Policy

Profit is calculated on a daily basis and distributed monthly, based on the performance of the HFA Financing portfolio.

1.11 Statement on Any Changes

There have been no changes in the investment objectives, strategies, restrictions and limitations during the quarter period.

1.12 Investor Profile

- Individuals (Residents and Non-Residents)
- Non-Individuals (Business and other entities)
- Investors with low risk tolerance
- Investors seeking opportunities to win prizes
- Investors with short- to medium-term investment horizons
- Investors seeking Shariah-compliant investment solutions

Note: Investors are advised to carefully consider all associated risks, including market, credit, liquidity, operational, legal and Shariah non-compliance risks. Please refer to Bank Islam's website for further details on each risk.

2.0 RISK STATEMENT

The Board of Directors of Bank Islam holds ultimate responsibility for risk management, including setting the Bank's risk appetite and tolerance levels in line with the Bank's overall business objectives.

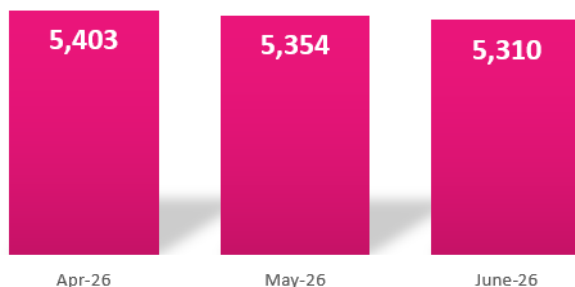
The Board Risk Committee, supported by the Management Risk Control Committee, provides oversight of the implementation of the Bank's risk management strategies, policies and frameworks.

3.0 FUND PERFORMANCE

3.1 Fund Size & Growth

As at June 2026, the AWFAR Investment Account fund balance stood at RM5.3 billion.

Awfar Investment Account Fund Size RM'million



Apr-26

May-26

June-26

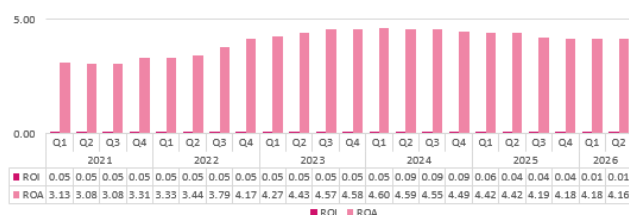
3.2 Rate of Return

Position 2026	Return on Asset (ROA)*	Profit Sharing Ratio (Customer : Bank)	Return on Investment (ROI)
April	4.17% p.a.	0.25 : 99.75	0.01% p.a.
May	4.14% p.a.	0.25 : 99.75	0.01% p.a.
June	4.17% p.a.	0.25 : 99.75	0.01% p.a.

*ROA - allocated assets of the fund.

Note: For further illustration, please refer to the Product Disclosure Sheet (PDS), Terms & Conditions and Investment Confirmation Notice (where applicable).

3.3 Historical Rate of Return



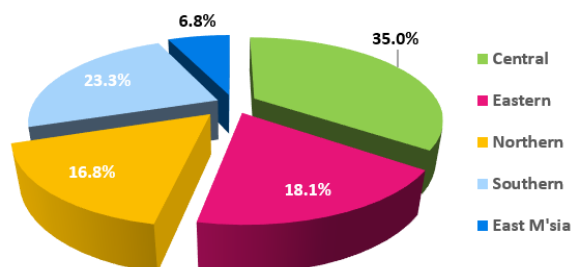
Note: The rates above are the average annual rate of return on a quarterly basis in percentage (%).

3.4 Income Statement

Income Statement for the Quarter Ended 30 June 2026			
	Apr	May	June
	RM'000	RM'000	RM'000
Profit from financing	18,526	19,023	18,091
Direct expenses*	-	-	-
Allowance for impairment on financing	(166)	(285)	(256)
Total profit	18,360	18,738	17,835
Return on asset (p.a.)	4.17%	4.14%	4.17%
Return on investment (p.a.)	0.01%	0.01%	0.01%

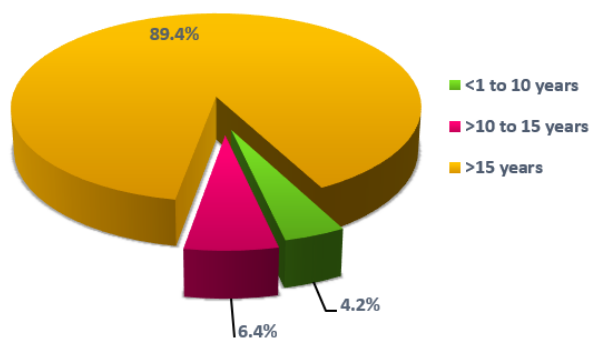
*Currently there are no charges imposed on this fund.

3.5 HFA Financing Portfolio by Geographical Location



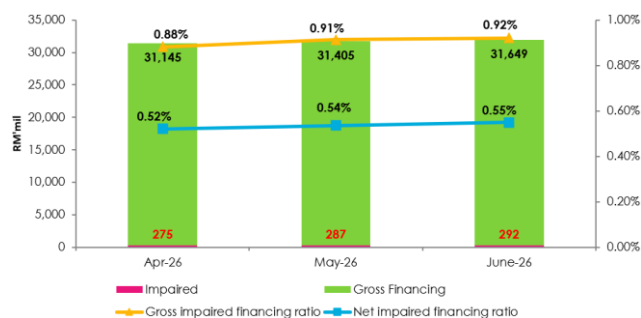
A total of 35.0% of the HFA Financing portfolio is concentrated in the Central Region, reflecting greater exposure to key economic areas such as Klang Valley.

3.6 HFA Financing Portfolio by Remaining Maturity of Facilities



The majority of the HFA Financing portfolio has a remaining maturity exceeding 15 years, supporting a stable profit stream and providing long-term return potential for investors.

3.7 Asset Quality of HFA Portfolio



The portfolio continues to demonstrate strong asset quality, as evidenced by its consistently low impairment ratio.

4.0 ECONOMIC REVIEW & PROSPECT

Malaysia's economy is expected to remain relatively resilient, with GDP growth projected at 4.7% in 2026, supported by sound domestic fundamentals. Growth is expected to continue to be driven by domestic demand, household spending, investment activity, Electrical & Electronic (E&E) exports and travel-related services.

The economy is also benefiting from the ongoing AI-driven technology upcycle, which is supporting electronics production and exports, while higher energy prices have improved Malaysia's terms of trade as a net energy exporter. Meanwhile, inflation remains manageable, with CPI moderating at 2.0% YoY in May 2026, marking a third consecutive month of gradual increases. Although elevated energy prices pose some upside inflation risks, stable domestic conditions should provide a buffer against external uncertainties, including potential volatility arising from US monetary policy developments.

5.0 PROPERTY MARKET & HFA PORTFOLIO REVIEW

According to the latest data published by the National Property Information Centre (NAPIC), the Malaysian property market recorded 89,966 transactions worth RM51.09 billion in Q1 2026, showing a decline of 8.0% in transaction volume and 0.6% in value as compared to Q1 2025 (97,739; RM51.40 billion).

The residential segment remained the largest contributor to the property market, accounting for 58.8% of total transactions. A total of 52,936 residential transactions valued at RM22.60 billion were recorded during the quarter, down by 10.7% in volume and 7.8% in value as compared to Q1 2025 (59,306; RM24.51 billion).

By price range, demand continued to focus on properties worth RM300K and below, as indicated by almost 51.4% of the total residential transactions. There were 9,112 residential units launched in Q1 2026. Terraced houses dominated the new launches with 47.4% (4,320 units), followed by high-rise units at 38.94% (3,549 units) and semi-detached units at 4.3% (398 units). Sale performance for new launches recorded at 11.5%, slightly higher compared to Q1 2025 (10.8%).

In Q1 2026, a total of 32,801 completed residential units remained unsold, with a total value of RM16.37 billion. This represented a quarter-on-quarter increase of 7.6% in volume, while the total value declined by 7.7% compared to Q4 2025 (30,471; RM17.73 billion). Perak recorded the highest number of unsold completed residential units in the country, accounting for 12.3% (4,063 units). Landed dominated the unsold completed residential units that formed 55.4% (18,180 units) of the national total. Meanwhile, the Malaysian House Price Index (MHPI) stood at 235.2 points in Q1 2026, with the average house price recorded at RM507,533 per unit.

As of June 2026, the HFA portfolio reached RM31.65 billion, marking a month-on-month increase of 0.77% from RM31.40 billion in the previous month. The Gross Impairment Ratio (GIR) increased marginally to 0.92% in June 2026 from 0.91% in the previous month. Nevertheless, the ratio remained below the industry average of 1.12% for residential property financing as at May 2026, reflecting the portfolio's resilient asset quality.

The HFA portfolio yield moderated slightly to 4.18% in June 2026 from 4.20% in the preceding quarter, while remaining broadly stable and supportive of the fund's overall performance.